

**1. 2005SP-179U-03**

Map 070-06, Parcels 038, 040, 041, 042, 044, 045, 046, 047, 048  
Subarea 3 (2003)  
District 2 - Jamie D. Isabel

A request to change from R8 to SP zoning, property located at 1106, 1108, 1110, 1112, 1116, 1120, and 1204 West Trinity Lane west of Youngs Lane (27.55 acres), to permit 205 townhouses with a clubhouse, requested by Lukens Engineering Consultants, applicant for Wanda Templeton, Silvia Carney, and Loyd R. Spradlin, owners.

**Staff Recommendation - Approve with conditions**

**APPLICANT REQUEST** - Rezone approximately 27.5 acres from residential single-family and duplex (R8) to preliminary Specific Plan (SP) district, to permit development of a 248 unit townhome complex, and clubhouse.

**Existing Zoning**

**R8 district** - R8 requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.41 dwelling units per acre including 25% duplex lots.

**Proposed Zoning**

**SP district** - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP does not relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP does not relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

**BORDAUX/WHITES CREEK COMMUNITY PLAN**

**Neighborhood General (NG)** - NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design, and that the type of development conforms with the intent of the policy.

**Natural Conservation (NCO)** - NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

**Policy Conflict** - As proposed the site plan is consistent with the Neighborhood General and Natural Conservation policies.

**Preliminary Plan Details** -The site plan consists of 236 stacked flats and stacked and unstacked townhomes separated into four separate pods fronting various community green areas. While most units will front along community greens, units along West Trinity Lane will front West Trinity Lane, units along the new public street will front said street, and units along the Cumberland River will front the river.

**Density** - While the site plan is only showing 236 units, the request is for a total of 248 total units. Note four on the proposed plan also indicates that the proposed unit mix may be adjusted to accommodate market conditions. Any change in the final development plan from this preliminary site plan, including increasing the density from 236 may require approval by the Planning Commission of a new preliminary SP plan if the change is deemed significant by planning staff. The total number of units requested (248) has been used to determine school student generation.

**Uses** - The plan calls for townhomes, live/work units and single and two family lots; however, the plan does not specify where, if any, individual live/work units are proposed, nor does it identify any single or two family lots. A pool and clubhouse with exercise and recreational facilities, sales office and rental units is identified on the site plan. The plan also calls for tennis courts but are not shown on the site plan.

Any major changes in the final plan from this preliminary, including the addition of single and two family lots may require approval by the Planning Commission of a new preliminary SP plan.

**Access** - As proposed the development is accessed by one public road from West Trinity Lane, and one private drive off of West Trinity Lane. As proposed, the one public road turns into a private drive. This street should be public and identified as public on the plan. Units are all accessed by private drives from the new public street and off of West Trinity Lane. A twenty-four foot wide private drive access easements is shown, which would allow for the northern most private drives to connect if and when adjacent parcels are incorporated into this development.

**Future Connections** - Future connections to the east and west are shown. Signs will be posted at the end of both stub streets indicating that the roads could be extended. There is a note on the site plan indicating that a gate will be located at the western terminus providing a connection to the adjacent property. This note must be removed from the site plan, as private gates are not allowed within public right of way.

**Pedestrian Connectivity** - Sidewalks are shown along both sides of the new public street, and throughout the development. Sidewalks must provide for efficient pedestrian movement throughout the proposed development. Prior to final development plan approval the sidewalk layout must be approved by planning staff.

**Greenway** - The subarea plan calls for a greenway along the Cumberland River and a greenway easement is shown on the plan. Applicants should work with Greenways regarding this proposal prior to approval of the final development plan.

**Building Elevations** - No building elevations have been provided, and will be required at final development plan.

**Landscaping Plan** - No landscaping plan has been submitted. A landscaping plan must be submitted and approved at the final development stage. The plan must include all existing trees to be preserved, new landscaping and buffer yards. Proposed fence materials must also be included.

**Phasing** As proposed, the development will be constructed in three separate phases.

**Recommendation** -Planning staff recommends that the request be approved with conditions.

**FIRE MARSHAL** -The Fire Marshals' office must approve the final development plan.

**RECENT REZONINGS** - None.

#### **STORMWATER RECOMMENDATION**

1. Add 78-840 note.
2. Undisturbed buffer line is off 10 feet and should be corrected.
3. Add buffer note.
4. Add preliminary note.

**PUBLIC WORKS RECOMMENDATION (Comments based on previous plan)**

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions. Off-site mitigation may be required.
2. Provide plans for solid waste collection and disposal. Must be approved by the Public Works Solid Waste Division.
3. Fire Department must approve private access as turnaround.
4. Show sidewalk along W. Trinity Lane.
5. Required parking spaces for all uses shall be designed to permit entry and exit without moving any other vehicle.
6. Parking appears inadequate. The final development plan must meet parking standards.
7. Show and dimension right of way along West Trinity Lane. Label and show reserve strip for future right of way 42 feet from centerline to property boundary, consistent with the approved major street plan (U4 - 84' ROW).
8. Show continuous entry/exit radius from junction of inner entry/exit curve and circulatory roadway, if applicable.
9. All roadway geometry shall support navigation by SU30 design vehicles.
10. Remove fence across public ROW.
11. Construct public roadway to eastern property line.
12. As per note #9, please show additional planned parcels.
13. Developer shall construct 1 access drive with 1 entering lane and 2 exiting lanes with a minimum of 100 ft storage and a minimum distance of 100 feet to 1st interior intersection.
14. Developer shall provide adequate sight distance at intersection. At development, documentation of sight distance shall be submitted.
15. Site plan for this property development shall include cross access easement to adjacent parcels along West Trinity.  
If the joint access drive is private, a joint access easement along the drive shall be provided to West Trinity intersection for future widening. If this access road is public, additional ROW shall be dedicated for an additional entering lane if it is determined to be necessary when the adjacent parcels are developed.
16. Developer shall dedicate additional ROW along West Trinity frontage to allow for a future right turn lane on West Trinity at development of adjacent parcels.
17. The site plan shall identify specific roadway design standards consistent with Metro PW specifications.
18. If the proposed roundabout is included in site plan, the design shall include a single travel lane in accordance with AASHTO standards. Construction plans for development shall identify all required pavement markings and signing in accordance with MUTCD standards.

**Typical Uses in Existing Zoning District: R6**

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210 )	0.25	6.18	2	20	2	3

**Typical Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density Per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/townhome (230)	0.25	n/a	6	36	3	4

**Change in Traffic Between Typical Uses in Existing and Proposed Zoning District**

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+4	16	1	1

**METRO SCHOOL BOARD REPORT**

**Projected student generation\*    39 Elementary    29 Middle    22 High**

**Schools Over/Under Capacity** - Students would attend Bordeaux Elementary School, Ewing Park Middle School, or Whites Creek High School. There is capacity within these schools. This information is based upon data from the school board last updated August 2, 2005.

**CONDITIONS**

1. The dimensions and type, including building material for the proposed fence along West Trinity Lane must be approved by planning staff prior approval of the final development plan. No fence may exceed 4 ft. in height.
2. The central main street must be public, and identified on the preliminary site plan.
3. Remove note from preliminary site plan indicating that a gate will be located at the western terminus of the stub street. A private gate can not be located on public right of way.
4. Identify and label the 24' private access easements on the preliminary site plan.
5. Building elevations must be approved by planning staff prior to approval of the final development plan.
6. Landscaping plans must be approved by planning staff prior to approval of the final development plan.
7. Sidewalk layout must be approved by planning staff prior to approval of the final development plan.
8. The final development plan must specify uses for all structures.
9. A recommendation from Greenways regarding future connections with this development must be received prior to approval of the final development plan.

10. Any changes on the final development plan from this preliminary site plan may require a new preliminary plan if the changes are deemed significant by planning staff.
11. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district, which must be shown on the plan.
12. Add SP number: 2005Z-179U-03.
13. All Public Works' conditions listed above must be addressed, and approved by Public Works prior to approval of the final development plan.
14. All off-site traffic conditions, as recommended by Public Works, must be bonded or completed prior to the recordation of any final plat.
15. The private entrance onto West Trinity Lane must be approved by Public Works prior to final development plan.
16. All Stormwater conditions and comments as indicated above must be adequately addressed prior to, or with the approval of the final development plan.

Approved with conditions, **(9-0) Consent Agenda**

**Resolution No. RS2006-031**

**“BE IT RESOLVED** by The Metropolitan Planning Commission that 2005SP-179U-03 is **APPROVED WITH CONDITIONS. (9-0)**

**Conditions of Approval:**

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16. All Stormwater conditions and comments as indicated above must be adequately addressed prior to, or with the approval of the final development plan.

**The proposed SP site plan and is consistent with the Bordaux/Whites Creek Community Plans Neighborhood General, and Natural Conservation policies calling for a mixture of housing types carefully arranged, not randomly located."**